

**9/10 Ruby Road, Mitchelton, Qld 4053**



**Apartment For Sale**

Sunday, 23 June 2024

9/10 Ruby Road, Mitchelton, Qld 4053

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Colin Walsh  
0736384660

## Offers Over \$650,000

Welcome to Apartment 9 at Kube Apartments. Conveniently located in one of Brisbane's most sought after locations, its proximity to all the essential amenities allows for ease of living. With comfort and convenience at the forefront of the design and area, 10 Ruby Road encompasses the very best of Brisbane living in a gorgeous boutique building where yours is one of only 10 apartments. Upon first inspection, you will be impressed by the attention to detail and high-quality fixtures and fittings. Crisp white walls, stylish trimmings and an expansive open plan kitchen / living area gives you a sense of relaxation and comfort as you enter the apartment. The superb space features a well-equipped kitchen complete with stainless steel appliances and large breakfast bar. The living/dining area flows effortlessly out onto a private balcony with beautiful outlooks. Features:- Modern conveniences include cable connection for broadband and pay television- Ample windows to for an abundance of natural light, 2.7m high ceilings and a neutral palette- Open plan living and dining areas are all tiled and seamlessly flow to your private outdoor balcony- Gourmet kitchen with stone benchtop, high gloss finished cupboards, under-mount sink, vented range hood, AEG appliances- Bathrooms feature bulkhead, mirror cabinet, wall hung vanity and open shower- Large carpeted bedrooms with built-in wardrobes, master bedroom has walk-in robe- Internal laundry- Split system air conditioners throughout as well as ceiling fans in the bedrooms and balcony- Built in 2016- Low Body Corporate Fees- Approx \$2,096 pa- Sold unfurnished- Currently rented for \$520 per week with the tenant is moving out on the 17th of August 2024. - Potential rent of \$600-650 per week as an unfurnished property or \$700-\$750 per week as a fully furnished property. Location wise, 10 Ruby Road is within close proximity to every amenity you could need from the train station that can take you to the city in 15 minutes, and the Enoggera Army Barracks; to Brookside Shopping Centre and the Blackwood Rd Cafe precinct. 10 Ruby Road is also located within a short drive to several high and primary schools and is less than 10 kilometres from the Brisbane CBD. It also has excellent access to major arterial roads that can take you where you need to be in no time. For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit -<https://firb.gov.au/> to ensure that you are in a position to buy. DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.